



33 Colin McLean Road, Dereham

In Excess of £220,000

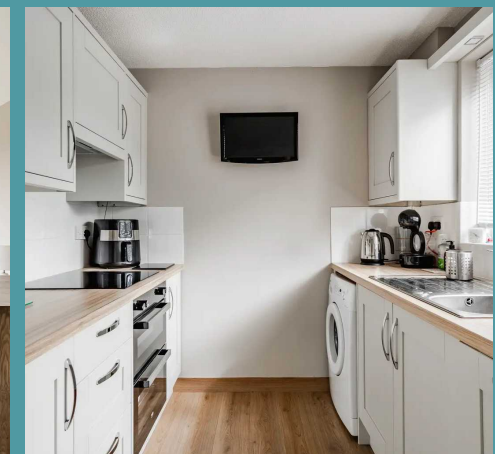
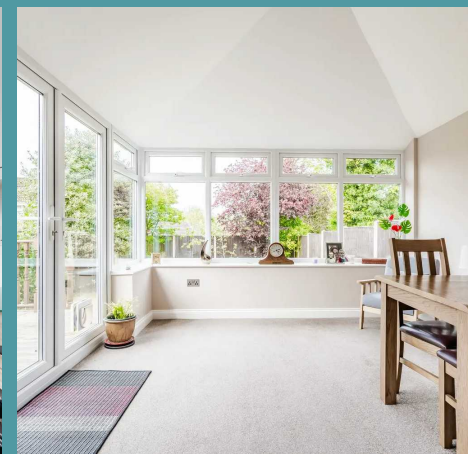
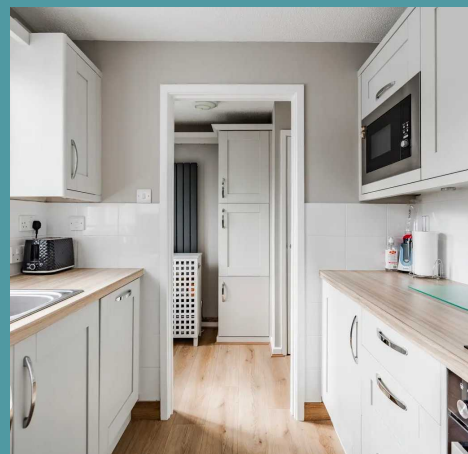
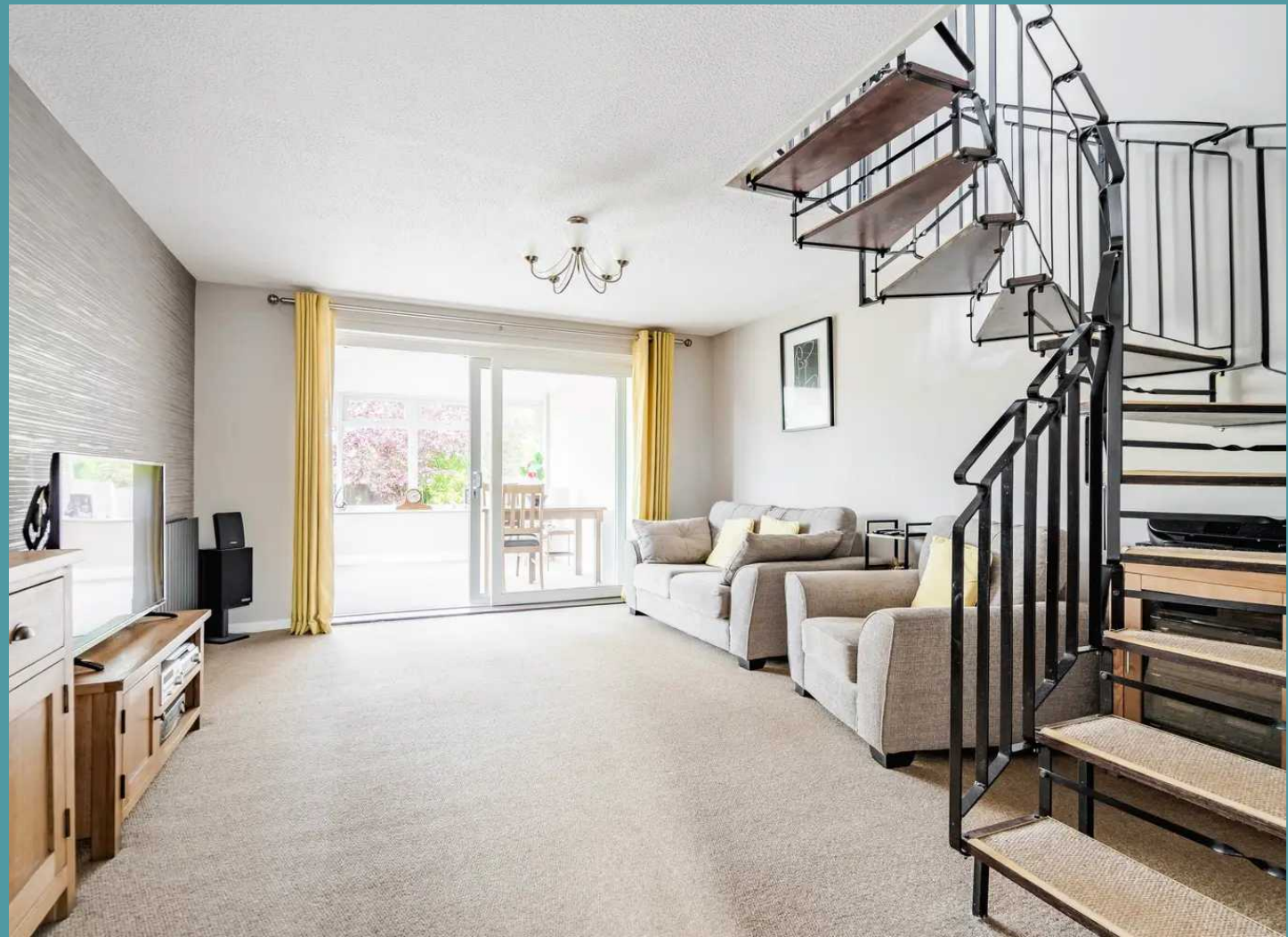
# 33 Colin McLean Road

Dereham

This move-in-ready property is perfect for first-time buyers! The bright and airy living space offers ample storage and a stylish kitchen with built-in appliances. The versatile living room leads to a garden room, ideal for extra entertaining space. Upstairs, two well-proportioned bedrooms provide a comfortable retreat, with one featuring built-in storage. The contemporary bathroom is perfect for relaxation. Outside, the private, split-level garden boasts a raised deck for dining and a sprawling lawn for activities. Off-road parking and a garage add convenience, making this a perfect first home.

## THE LOCATION

Conveniently situated in Dereham, this property enjoys a fantastic location within a short distance to the town centre. With supermarkets and a pub nearby, you'll find all your essential amenities within easy reach. The town centre itself offers an array of shops, pharmacies, a doctor's surgery, dentists, a cinema, a bowling alley and a leisure centre. Indulge in the local dining scene with an abundance of pubs and restaurants to choose from. Families will appreciate the proximity to schools catering to all age groups. Enjoy easy access to the A47 for seamless commuting, while relishing the advantage of being on the outskirts of town, offering a peaceful ambiance with amenities right at your doorstep.



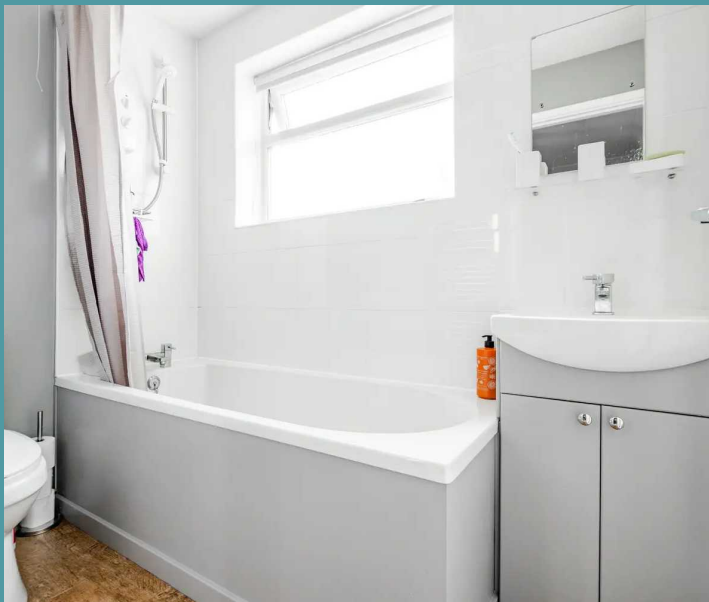


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### THE PROPERTY

Upon entering, you are greeted by a bright and airy space, boasting ample storage solutions to keep your main living areas organised and clutter-free. The classy fitted kitchen, complete with built-in/provisions appliances and a stainless steel sink, not only offers a stylish backdrop for cooking but also provides views to the front. The generous living room features plush carpeting and allows for various furniture arrangements, ideal for both relaxation and entertainment. A sliding door leads you into a garden room, a versatile reception space that can be tailored to suit your lifestyle preferences.v



An eye-catching spiral staircase adds a touch of elegance, leading to the upper level where two double bedrooms await. One of the bedrooms boasts convenient built-in storage solutions, catering to your organisational needs. The contemporary bathroom, designed for your self-care routines, offers a setting to unwind and rejuvenate.



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Step outside to discover a split-level garden that is not overlooked, ensuring ultimate privacy for outdoor enjoyment. The raised deck provides a perfect spot for dining or relaxation, while the sprawling lawn offers endless possibilities for outdoor activities and leisure. Additionally, off-road parking and a garage to the front of the property provide convenience and peace of mind for residents.

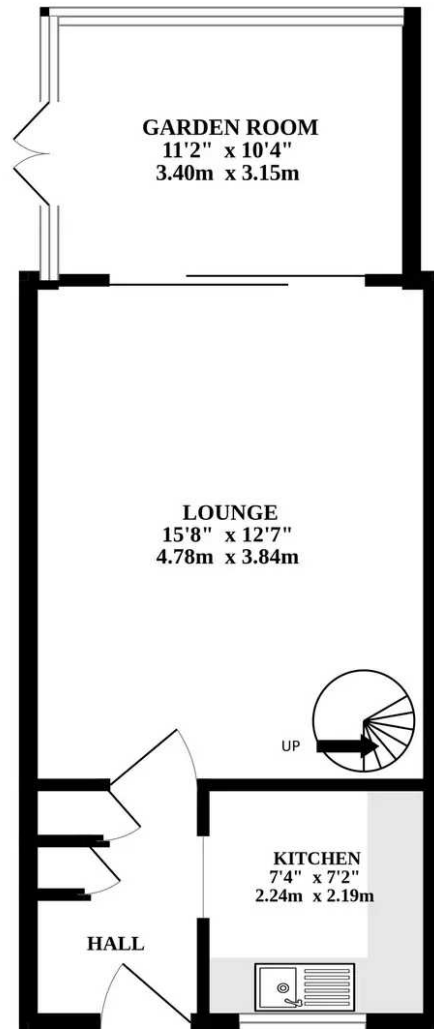
### AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - A



GROUND FLOOR



1ST FLOOR

